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 GREENBAUM, ROWE, SMITH & DAVIS LLP
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 Attorneys for Plaintiff

COB GAS SERVICES, INC.,

 Plaintiff,

 v.

 CITY OF JERSEY CITY,

 Defendant.

SUPERIOR COURT OF NEW JERSEY
 LAW DIVISION
 HUDSON COUNTY

DOCKET NO.

CIVIL ACTION

COMPLAINT IN LIEU OF
 PREROGATIVE WRITS

Plaintiff, COB Gas Services, Inc., whose address is
 2379 Kennedy Boulevard, Jersey City, New Jersey, by way of
 Complaint against Defendant, City of Jersey City, says:

PARTIES

1. Plaintiff is the owner of real property located at
 2379 John F. Kennedy Boulevard, Jersey City, New Jersey,
 designated as Block 1803, Lot 27 on the City of Jersey City Tax
 Map (the "Property").

2. Defendant, City of Jersey City, with offices at 280 Grove
 Street, Jersey City, New Jersey, is a municipal corporation
 authorized under the laws of the State of New Jersey.

FACTUAL BACKGROUND

3. Plaintiff operates the Property as a gasoline service
 station.

4. The Property fronts upon John F. Kennedy Boulevard, a Hudson County roadway operated and maintained by Hudson County.

5. The gasoline pumps and small store are both directed toward John F. Kennedy Boulevard and the vast majority of customers served by the Property are vehicles traveling south on John F. Kennedy Boulevard. The majority of customers walking to the Property also come from John F. Kennedy Boulevard.

6. On December 6, 2018, Plaintiff received a form notice (the "Notice") from the Jersey City Clerk advising that on November 7, 2018, the City Council had introduced Ordinance 18-131 (the "Ordinance") (a copy of which is attached hereto as **Exhibit A**) to establish and implement the "West Side Avenue Special Improvement District" (the "West Side Avenue SID"), which would include the Property and impose an estimated special assessment upon the Property.

7. The Notice advised that there would be a hearing on the adoption of the Ordinance on December 19, 2018 and that "[a]ll affected property owners will have the right to address the Council about the Ordinance at that time."

8. At the hearing, approximately thirty people, including Plaintiff, addressed the Council with comments concerning the Ordinance.

9. A vast majority of those making comments, including Plaintiff, strongly opposed the adoption of the Ordinance and creation of the West Side Avenue SID.

10. The Council provided no substantive responses or explanations supporting the creation of the West Side Avenue SID or, more particularly, the extension of proposed West Side Avenue SID up and down Communipaw Ave.

11. The only people who really spoke in favor of the West Side Avenue SID were professionals employed by the City for the operation and management of other SIDs in Jersey City, who spoke in general terms of the benefits of SIDs.

12. Despite the strong public opposition and commentary demonstrating that the proposed West Side Avenue SID did not promote the general welfare and would not serve to provide special benefit to the properties proposed to be included therein, particularly those located away from West Side Avenue, the Council ignored the public and voted unanimously to approve and adopt the Ordinance.

13. The Ordinance provides for an appeal to the City Tax Assessor, "only as to whether or not a property should be included within the District under the standards set forth in §69.70 of this Article." (Ex. A)

14. The Ordinance further provides that upon the filing of such appeal, "the Assessor shall investigate the matter and

conduct an informal hearing or conference within thirty (30) days" and within ten (10) days after such hearing or conference "the Assessor shall file a report and recommendation with the Municipal Council" which will act upon such report and recommendation within thirty (30) days thereof. (Id.)

15. Plaintiff filed an appeal pursuant to the Ordinance on December 19, 2018.

16. Plaintiff's counsel wrote to the Assessor concerning the status of the appeal on January 3, 2019, requesting acknowledgement of the appeal and noting that pursuant to the Ordinance, the conference or hearing was required to be scheduled no later than January 18, 2019.

17. To date, the Assessor has not responded to Plaintiff or Plaintiff's counsel with respect to the appeal.

18. On January 3, 2019, Plaintiff's counsel also made two requests to the City Clerk, pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1, et seq. (the "OPRA"), for (1) "all background reports, studies, correspondence, resolutions [or] recommendations ... relevant to the adoption of the Ordinance" and (2) "all background reports, studies, correspondence, resolutions [or] recommendations ... relevant to" the inclusion of the Property within the West Side Avenue SID. (the "OPRA Requests").

19. On January 14, 2019, the date that the Clerk's response to the OPRA Requests was required under the OPRA, the Clerk requested an extension until January 28, 2019.

20. On January 29, 2019, the Clerk responded to the OPRA Requests confirmed that there are "no records to display."

21. Accordingly, the City did not have any evidence supporting its determination in the Ordinance that the area would benefit from being a SID and services would be provided to benefit individuals within the SID and had no evidence supporting the inclusion of the Property within the West Side Avenue SID.

COUNT ONE

(Failure to Comply with SID Statute Requirement to Support the Ordinance Adopting the West Side Avenue SID With Specific and Supported Findings)

22. Plaintiffs repeat the allegations in Paragraphs 1 through 21 as if set forth at length herein.

23. The Ordinance was adopted pursuant to N.J.S.A. 40:56-65, et seq. (the "SID Statute").

24. The SID Statute authorizes the adoption of an ordinance creating a special improvement district ("SID") "if the governing body of a municipality finds [inter alia] that an area within the municipality ... would benefit from being designated as a special improvement district ... and that it is in the best interests of the municipality and the public to create a special

improvement district and to designate a district management corporation." N.J.S.A. 40:56-68.

25. N.J.S.A. 40:56-70 provides that the "governing body of any municipality may by resolution authorize the commencement of studies and the development of preliminary plans and specifications relating to the creation and maintenance of a ... special improvement district"

26. While this provision is permissive and not mandatory, at a minimum, it supports the conclusion that the SID Statute contemplates some preliminary assessment and study into the possible creation of a SID as opposed to adoption of a SID ordinance with absolutely no analysis, studies or community outreach.

27. The SID Statute requires a municipality to support its determination that an area would benefit from being a SID and services would be provided to benefit individuals within the SID.

28. Defendant failed to provide any support for its findings and conclusions in the Ordinance in support of the creation of the West Side Avenue SID.

29. Defendant's findings and conclusions set forth in the Ordinance are not supported by the record created at the Ordinance hearing.

30. Defendant's findings and conclusions set forth in the Ordinance are unsupported net opinions.

31. The adoption of the Ordinance failed to comply with and was in derogation of the provision of the SID Statute.

32. The adoption of the Ordinance was not supported by substantial evidence and was, therefore, arbitrary, capricious, unreasonable and invalid.

WHEREFORE, Plaintiff demands judgment against Defendant as follows:

a. Declaring the Ordinance to be arbitrary, capricious, and unreasonable, and further declaring the same null and void;

b. For such other relief as the Court deems just and equitable.

COUNT TWO

(Arbitrary, Capricious and Invalid Decision
To include Plaintiff's Property Within in West Side Avenue SID)

33. Plaintiffs repeat the allegations in paragraphs 1 through 32 as if set forth at length herein.

34. The Ordinance states that its purposes include the promotion of "economic growth and employment within the West Side Avenue business district" and to impose and collect a special assessment on property located "within the West Side Avenue Business District." (Ex. A (emphasis added)).

35. The Property is not located within the "West Side Avenue Business District" but is located roughly half a mile from West Side Avenue and fronts upon and serves patrons from John F. Kennedy Boulevard, a major county roadway.

36. The rear of the Property is further separated from the West Side Avenue Business District by Tyson Lane, another public right of way.

37. The Ordinance includes the purported findings that the West Side Avenue SID "has special needs and requires special services" and that the special assessment will benefit the businesses within the West Side Avenue Business District.
(Ex. A)

38. As a result of its distance from the West Side Avenue Business District, its orientation along John F. Kennedy Boulevard, and the nature of the business operation, the Property will not directly benefit from the special assessment collected and utilized to improve the West Side Avenue Business District.

39. The Property does not have any special needs or require any special services.

40. The West Side Avenue SID covers over 1.5 miles of West Side Avenue and crosses over two dozen intersections.

41. Communipaw Avenue is the only intersection at which the West Side Avenue SID spreads east and west from West Side

Avenue to include any properties not located on West Side Avenue.

42. There was no evidence or rationale provided for extending the West Side SID up and down Communipaw Avenue to include properties not properly situated with the "West Side Business District."

43. The inclusion of the Property within the West Side SID was not supported by the specific findings required under and was in derogation of the provision of the SID Statute.

44. The inclusion of the Property within the West Side Avenue SID was not supported by substantial evidence and was, therefore, arbitrary, capricious, unreasonable and invalid.

WHEREFORE, Plaintiff demands judgment against Defendant as follows:

a. Declaring that the inclusion of the Property within the West Side Avenue SID was arbitrary, capricious, and unreasonable, and further declaring the Property be removed from the Ordinance and the West Side Avenue SID;

b. For such other relief as the Court deems just and equitable.

DESIGNATION OF TRIAL COUNSEL

Plaintiffs hereby designate John H. Hague, Esq. as trial counsel.

GREENBAUM, ROWE, SMITH & DAVIS LLP
Attorneys for Plaintiff

By: _____

JOHN H. HAGUE

DATED: January 31, 2019

RULE 4:5-1 CERTIFICATION

Plaintiff hereby certifies that, to the best of its knowledge, the matter in controversy is not the subject of any other action pending in any court or of a pending arbitration proceeding and that Plaintiff does not presently contemplate any such further action or arbitration proceeding and that no other parties need be joined in this action.

Plaintiff further certifies pursuant to Rule 4:69-4 that all necessary transcripts of the hearing on the December 19, 2018 City Council hearing relating to this matter has been ordered.

GREENBAUM, ROWE, SMITH & DAVIS LLP
Attorneys for Plaintiff

By: _____

JOHN H. HAGUE

DATED: January 31, 2019

EXHIBIT A

City Clerk File No. Ord. 18-131
 Agenda No. 3.D 1st Reading
 Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
 offered and moved adoption of the following ordinance:

CITY ORDINANCE 18-131

TITLE:

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 69 (SPECIAL IMPROVEMENT DISTRICTS) IMPLEMENTING ARTICLE VII (WEST SIDE AVE SPECIAL IMPROVEMENT DISTRICT) OF THE JERSEY CITY MUNICIPAL CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS that Chapter 69 of the Municipal Code of the City of Jersey City is hereby created to read as follows:

"ARTICLE VII - West Side Ave Special Improvement District

§69-68. Purpose.

The purposes of this Article are to:

- A. Promote economic growth and employment within the West Side Avenue business district;
- B. Foster and encourage self-help programs to enhance the local business climate;
- C. Create a self-financing Special Improvement District to assist in meeting local needs, goals and objectives;
- D. Designate a District Management Corporation to implement and manage the programs and carry out local needs, goals and objectives;
- E. Impose and collect a special assessment on property and parking lots located within the West Side Ave Business District.

§69-69. Definitions.

A. Special Improvement District (also referred to as "District") means that area of West Side Ave described by Block and Lot numbers and street addresses as set forth in Schedule A, copy of the assessment role dated October 25, 2018 which is on-file in the office of the City Clerk, and designated by this Ordinance, in which a special assessment on the commercial property within the District (including multi-tenant residential rental buildings), including without limitation those properties set forth on Schedule B, shall be imposed for the purposes of promoting the economic and general welfare of the District and the City. The amount of the special assessment for each property subject to the special assessment shall be equal to the percentage derived by dividing the assessed value of such property as of January 1 of any given calendar year, notwithstanding that the assessment may thereafter change, by the assessed value of all properties subject to the special assessment on January 1 of a given year, notwithstanding that the assessment may thereafter change, multiplied by the total amount of the budget proposed by the District Management Corporation and approved by the Municipal Council.

B. "District Management Corporation means the West Side Ave Special Improvement District,

(also referred to as "Management Corporation") an entity incorporated pursuant to Title 15A of the New Jersey Statutes and designated by this Ordinance to receive funds collected by a special assessment within the Special Improvement District, as authorized by this Ordinance and any amendments thereto.

§69-70. Findings.

The Council finds and declares that:

A. The West Side Avenue Special Improvement District area of the City has special needs and requires special services separate and apart from the municipal services already provided to the District by the City.

B. These specific services can best be provided through a private-public partnership implemented by the creation of a Special Improvement District to be managed by a District Management Corporation.

C. The creation of a Special Improvement District and the designation of a District Management Corporation will promote economic growth and employment; foster and encourage business vitality, expansion and self-help; enhance the local business climate and otherwise be in the best interest of the property owners in the District and the City.

D. A District Management Corporation will provide administrative and other services to benefit the businesses, employees, residents and consumers within the Special Improvement District and assist the city in promoting economic growth and employment.

E. A special assessment shall be imposed and collected by the City with the regular property tax payment or payment in lieu of taxes or otherwise, and that all or a portion of these payments shall be transferred to the District Management Corporation to effectuate the purposes of this Article and to exercise the powers given to it by this Article.

§69-71. Creation of District.

A. There is hereby created and designated within the City of Jersey City a Special Improvement District to be known as the West Side Avenue Special Improvement District consisting of those properties designated by tax Block and Lot and street addresses on Schedule A attached hereto and on file in the Office of the City Clerk. The properties within the Special Improvement District that shall be subject to special assessment for the purposes of promoting the economic and general welfare of the District and the City includes all commercial properties (including multi-tenant residential rental buildings), including without limitation those properties set forth on Schedule B, shall be imposed for the purposes of promoting the economic and general welfare of the District and the City. The amount of the special assessment for each property subject to the special assessment shall be equal to the percentage derived by dividing the assessed value of such property as of January 1 of any given calendar year, notwithstanding that the assessment may thereafter change, by the assessed value of all properties subject to the special assessment on January 1 of a given year, notwithstanding that the assessment may thereafter change, multiplied by the total amount of the budget proposed by the District Management Corporation and approved by the Municipal Council.

B. All commercial properties within the Special Improvement District, [including multi-tenant residential rental buildings), including without limitation those properties set forth on Schedule B, all private properties; and tax exempt land which contain improvements subject to property tax, are deemed included in the assessing and taxing provisions of this Article and are expressly subject to any fee, tax or assessment made for Special Improvement District purposes.

C. Only those properties within the Special Improvement District that are fully tax exempt or are deemed excluded from the assessing provisions of this Article and are expressly exempt from any fee, tax or assessment made for Special Improvement District purposes.

§69-72. Appeal of property owner from inclusion in the district.

Any owner of property included within the Special Improvement District and subject to the

assessing and taxing provisions of this Article may appeal to the Tax Assessor of the City of Jersey City requesting to be excluded from the District and from any assessment and taxing provisions of this Article. This appeal is only as to whether or not a property should be included within the District under the standards set forth in §69.70 of this Article. It is not an appeal with regard to any taxes. Appeals with regard to taxes should be taken in the usual manner to the Hudson County Board of Taxation or to the Tax Court. This appeal seeking exclusion from the District and any assessment and taxing provisions of this Article shall be in writing and specifically detail the factual basis for the appeal. The Assessor shall investigate the matter and conduct an informal hearing or conference within thirty (30) days of receipt of the appeal. Within ten (10) days after the conclusion of the informal hearing or conference, the Assessor shall file a report and recommendation with the Municipal Council. The Municipal Council shall review the matter and act within thirty (30) days upon receipt of the report and recommendation from the Assessor.

§69-72. Assessments.

A. It is hereby determined that the operation and maintenance of the District may involve annual costs relating to services peculiar to the District, as distinguished from operation and maintenance services normally provided by the City outside of the District. Those annual costs shall be assessed or taxed to the benefited properties or businesses pursuant to this Article and N.J.S.A. 40:56-65 et seq.

B. Each year after the Council shall have acted on the estimated costs and/or on the budget of the District, the Assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessable properties in the District. Descriptions of such properties and the names of the then current owners of such properties, so far as names are available, shall be included in each annual assessment roll. The assessment roll, when so prepared, shall be filed in the Office of the City Clerk and be there available for inspection. The Council shall annually meet to consider objections to the amounts of such special assessments at least ten (10) days after a notice of hearing has been published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property proposed to be assessed. The notice shall set forth the time and place of meeting, and set forth the purpose of such meeting, but may refer to the assessment roll for further particulars. When the Council shall have approved the amounts of the special assessments set forth therein or as may be changed by it, the City Clerk shall forthwith certify a copy of the assessment roll with such changes, if any, to the Hudson County Tax Board.

§69-73. Designation of District Management Corporation.

The nonprofit corporation, The West Side Avenue Special Improvement District, is hereby designated as the District Management Corporation for the District. This corporation shall conduct its business in accordance with the Open Public Meetings law. It shall file copies of its minutes of its meetings with the City Clerk, so as to be available for public inspection. This Management Corporation, in addition to acting as an Advisory Board to the Mayor and Council, shall have all powers necessary and requisite to effectuate the purposes of this Article and the District. In order to receive any funds or exercise any of the powers granted herein, the Board of Trustees of the West Side Avenue Special Improvement District must include as members the Mayor or his designee and a Member of the Municipal Council as appointed by the Council. The Mayoral and Council members shall serve at the pleasure of, respectively, the Mayor and the Council.

§69-74. Powers of District Management Corporation.

The West Side Avenue Special Improvement District may:

- A. Adopt by-laws for the regulation of its affairs and the conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its functions and duties.
- B. Employ such persons as may be required and fix and pay their compensation from funds available to the Corporation.
- C. Apply for, accept, administer and comply with the requirements respecting an appropriation

of funds or a gift, grantor donation of property or money.

D. Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the Corporation, including contracts with a person, firm, corporation, governmental agency or other entity.

E. Administer and manage its own funds and accounts and pay its own obligations.

F. Borrow money from private lenders for periods not to exceed one hundred eighty (180) days and from governmental entities for that or longer periods.

G. Fund the improvement for the exterior appearance of properties in the District through grants or loans.

H. Fund the rehabilitation of properties in the District.

I. Accept, lease or manage property in the District.

J. Enforce the conditions of any loan, grant, sale or lease made by the Corporation.

K. Provide security, sanitation and other services to the District, supplemental to those provided normally by the municipality.

L. Undertake improvements designated to increase the safety or attractiveness of the district to businesses which may wish to locate there or to visitors to the District including, but not limited to, litter cleanup and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, pursuant to pertinent regulations of the City of Jersey City.

M. Publicize the District and the businesses included within the District boundaries.

N. Recruit new businesses to fill vacancies in and to balance the business mix of the District.

O. Organize special business related events in the District.

P. Provide special parking arrangements for the District for customers of businesses within the District.

Q. Provide temporary decorative lighting in the District to attract customers to businesses in the District.

R. Advise the Municipal Council in connection with the acquisition and construction of improvements in the Special Improvement District, the making of a plan therefore and the operation and maintenance thereof, and to meet and furnish recommendations or comments and requests of members of the public and of owners and occupants of property included within the Special Improvement District.

§69-75. By-laws.

The West Side Avenue Special Improvement District shall file with the City Clerk a certified copy of the adopted by-laws of the Corporation, which by-laws shall be in substantial conformity with the draft by-laws filed with the Clerk prior to the adoption of this Article. The West Side Avenue Special Improvement District shall have the right to amend these by-laws from time to time as its members so decide, provided that a certified copy of the adopted amendments shall be filed with the City Clerk no later than fourteen (14) days prior to the date they are to become effective.

§69-76. Municipal Powers Retained.

A. Notwithstanding the creation of a Special Improvement District, the City of Jersey City expressly retains all its powers and authority over the area designated as within the Special Improvement District.

B. Nothing contained herein shall be interpreted or construed to be a vacation, in whole or in part, of any municipal street or part thereof.

C. The District Management Corporation shall not make or enter into any contracts for the improvement of any publicly owned or operated facility or property within the Special Improvement District nor adopt any regulations relating to public property in such District without the consent of the City.

D. The District Management Corporation shall comply with all applicable ordinances or regulations of the City.

§69-77. Annual Budget.

A. The fiscal year of the District shall be July 1-June 30.

B. Except with respect to the initial budget, which may be presented for approval by the City Council at any time, the District Management Corporation shall submit a detailed annual budget for the upcoming calendar year no later than April 1st, to the Mayor and Municipal Council.

C. The budget shall be submitted with a report which explains how the budget contributes to goals and objectives for the Special Improvement District. The budget shall be reasonably itemized and shall include a summary of the categories of cost properly chargeable as follows:

1. The amount of such costs to be charged against the general funds of the municipality, if any.
2. The amount of costs to be charged and assessed against properties benefited in the District in proportion to benefits which shall be the aggregate of costs of annual improvements to be made in the District during the ensuing year.
3. The amount of costs, if any, to be specially taxed against properties in the District D.

The budget shall be introduced, approved, amended and adopted by resolution passed by not less than a majority of the full membership of the Municipal Council. The procedure shall be as follows:

1. Introduction and approval;
2. Public advertising;
3. Public hearing;
4. Amendments and public hearings if required; and
5. Adoption.

E. The budget shall be introduced, in writing, at a meeting of the Municipal Council. Approval thereof shall constitute a first reading, which may be by title. Upon the approval of the budget by the Municipal Council, it shall fix the time and place for the holding of a hearing upon the budget.

F. The budget shall be advertised after approval. The advertisement shall contain a copy of the budget and shall set forth the date, the time and place of the hearing. It shall be published at least ten (10) days prior to the date fixed therefore in the official newspaper of the City.

G. No budget shall be adopted until a public hearing has been held thereon and all persons having an interest therein shall have been given an opportunity to present objections. The hearing shall be held not less than twenty-eight (28) days after the approval of the budget.

H. The public hearing shall be held at the time and place specified in the advertisement thereof, but may be adjourned from time to time until the hearing is closed.

I. The budget, as advertised, shall be read at the public hearing in full or it may be read by its title, if:

1. At least one week prior to the date of the hearing, a complete copy of the approved budget as advertised: a. shall be posted in City of Jersey City/ City Clerk's Office; b. is made available to each person requesting the same during that week and during the public hearing;
2. The Municipal Council shall, by Resolution passed by not less than a majority of the full membership, determine that the budget shall be read by its title and declare that the conditions set forth in subsection (I)(1) have been met.

J. The Municipal Council may amend the budget during or after the public hearing. No amendment by the Municipal Council shall be effective until taxpayers and all persons having an interest therein shall have been granted a public hearing thereon, if the amendment shall:

1. Add a new item in an amount in excess of one percent of the total amount as stated in the approved budget;
2. Increase or decrease any item by more than ten (10) percent; or
3. Increase the amount to be raised pursuant to Section 16 of P.O. 1972, c. 134 [C.40:56-80] or Section 19 of this amendatory and supplementary act by more than five percent, unless the same is made pursuant to an emergency temporary appropriation only.

Notice of hearing on an amendment shall be advertised at least three days before the date set therefore. The amendment shall be published in full in the same manner as an original publication and shall be read in full at the hearing and before adoption.

K. Final adoption shall be by resolution, adopted by a majority of the full membership of the Municipal Council, and may be by title.

§69-78. Fiscal requirements; annual report; audit.

- A.
 1. Funds appropriated and collected for the annual costs of operating and maintaining a Special Improvement District, shall be credited to a special account. The Mayor and Municipal Council may incur the annual costs of improving, operating and maintaining a Special Improvement District, during any fiscal year, though not specifically provided for by line item or other category in an approved estimate for such fiscal year, if in their sole discretion it shall be deemed necessary to provide for such annual improvements or operation or maintenance prior to the succeeding fiscal year and so long as the total amount of the account as approved for that year is not exceeded by that expenditure. Any balances to the credit of the account and remaining unexpended at the end of the fiscal year shall be conserved and applied towards the financial requirements of the succeeding year.
 2. The Mayor and Municipal Council may retain a portion of the collected special assessment proceeds to offset the direct costs incurred in the required assessment and budget processes.
 3. The Mayor and Municipal Council shall pay over funds to the Management Corporation quarterly on the first day of March, June, September and December of each year. The City shall not be obligated to pay over any funds not actually received by the City.

B. The District Management Corporation shall cause an annual audit of its books, accounts and financial transactions to be made and filed with the Mayor and Municipal Council and for that purpose the Corporation shall employ a Certified Public Accountant of New Jersey. The annual audit shall be completed and filed with the Municipal Council within four months after the close of the fiscal year of the Corporation, and a certified duplicate copy of the audit shall be filed with

the Director of the Division of Local Government Services in the Department of Community Affairs within five days of the filing of the audit with the Mayor and Council.

C. The District Management Corporation shall, within thirty (30) days after the close of each fiscal year, make an annual report of its activities for the preceding fiscal year to the Mayor and Municipal Council.

§69-79, No limitations of powers.

Nothing contained herein shall prevent the Council at any time subsequent to the adoption of this Article by Ordinance, from abandoning the operation of the Special Improvement District, changing the extent of the Special Improvement District, supplementing or amending the description of the District to be specially assessed or taxed for annual costs of the Special Improvement District, changing or repealing any plan, rules, requisitions or limitations adopted for the operation of the Special Improvement District or rescinding the designation of or re-designating a District Management Corporation.

§69-80. Implementation.

This Special Improvement District shall become operable when the by-laws of the West Side Avenue Special Improvement District are adopted by a vote of the eligible participants in the manner provided for in the draft by-laws on file with the City Clerk.

§69-81. Severability.

If any provision of this Article or the application thereof to any person or circumstance is held invalid, such holding shall not affect other provisions or applications of the act and to this end the provisions of this act are severable.

§69-82. Effective date.

This article shall take effect upon the passage and publication as required by law, and adoption of the bylaws of the District Management Corporation.

- I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- III. This ordinance shall take effect at the time and in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

NOTE: All material is new. Therefore, underlining has been omitted.

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: _____

APPROVED: _____


Business Administrator

Certification Required ☐

Not Required ☐

WEST SIDE AVENUE SIDE

2019

Block	Lot	Class	Location	Owner	Mailing Address	City/State	Zip Code	Front Footage	\$18/LF
10501	25	1	976 WEST SIDE AVE	AWAD,ADLY	2753 KENNEDY BLVD.	JERSEY CITY, NJ	07307	70.00	1,260.00
10501	26	1	978 WEST SIDE AVE.	MAITA, CAROL	980 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	31.84	573.12
11905	8	1	943 WEST SIDE AVE.	BACCHUS, RAMZAN CEDRIC	941 WEST SIDE AVE.	JERSEY CITY, NJ	07306	25.00	450.00
17601	37	1	664 WEST SIDE AVE.	CHANG, JANET SUNY	146 GIFFORD AVE.	JERSEY CITY, N.J.	07304	30.03	540.54
18302	16	1	763A COMMUNIPAW AVE.	KAMEL, GORGE	441 AVENUE E.	BAYONNE, NJ	07002	16.80	302.40
20601	73	1	9 BOYD CT. (REAR)	CARIAGA, ANGELITA & ROXAS, DAVID	9-9A BOYD COURT.	JERSEY CITY, N. J.	07304	36.82	662.76
20803	38	1	405 WEST SIDE AVE.	PERSAUD, HARRY	144 GREENVILLE AVENUE	JERSEY CITY, N.J.	07305	32.17	579.06
20803	39	1	403 WEST SIDE AVE.	PERSAUD, HARRY C.	144 GREENVILLE AVE.	JERSEY CITY, N.J.	07305	24.13	434.34
20902	96	1	406 WEST SIDE AVE.	LOPEZ, AURORA %YOLANDA ROBINSON	PO BOX 927913	SAN DIEGO, CA	92192	20.34	366.12
22102	24	1	311 WEST SIDE AVE.	N & V DEVELOPERS, LLC	181 LINCOLN ST.	JERSEY CITY, NJ	07307	26.00	468.00
22202	3	1	340 WEST SIDE AVE.	CLASSIC BUILDERS LLC	682 ROUTE 440	JERSEY CITY, N.J.	07304	25.87	465.66
22202	4	1	342 WEST SIDE AVENUE	CLASSIC BUILDERS LLC	682 ROUTE 440	JERSEY CITY, N.J.	07304	25.03	450.54
22202	5	1	344 WEST SIDE AVENUE	CLASSIC BUILDERS LLC	682 ROUTE 440	JERSEY CITY, N.J.	07304	25.03	450.54
22202	6	1	346 WEST SIDE AVENUE	CLASSIC BUILDERS LLC	682 ROUTE 440	JERSEY CITY, N.J.	07304	25.03	450.54
9205	8	4A	1063 WEST SIDE AVE.	PELEGRIN, YOLANDA & RAFAEL	7609 MALPE TRUNK DR	CANAL WINCHESTE, OH	43110	25.56	460.08
9205	9	4A	1059 WEST SIDE AVE.	PERVAIZ, H., MOHAMMAD, Z., MAQSOOD H	1059 WEST SIDE AVE.	JERSEY CITY, NJ	07306	75.00	1,350.00
9205	13	4A	1049 WEST SIDE AVE.	GIANNIS, INC.	428 LINCOLN AVE.	CLIFFSIDE PARK, NJ	07010	25.08	451.44
9306	1	4A	1062 WEST SIDE AVE.	JCP G.3,LLC,JCP JE 3,LLC&JCP Z3,LLC	P.O. BOX 35	FARMINGDALE, NJ	07727	50.30	905.40
10401	27	4A	981 WEST SIDE AVE.	CLG PROPERTIES, LLC	P.O. BOX 3165	HARRISBURG, PA	17105	176.50	3,177.00
10402	9	4A	999 WEST SIDE AVE.	AL- TAWHEED CENTER, INC.	999 WEST SIDE AVE.	JERSEY CITY, NJ	07306	100.25	1,804.50
10403	17	4A	1017 WEST SIDE AVENUE	OUR LADY OF MOUNT CARMEL, INC.	99 BROADWAY	JERSEY CITY, NJ	07306	19.73	355.14
10403	19	4A	1013 WEST SIDE AVE.	AWAD, ABDEL	153 SNEDKER AVE.	BROOKLYN, NY	11207	20.06	361.08
10404	12	4A	1045 WEST SIDE AVE.	HASKOPOULOS, PETER	126 HILLCREST PLACE	NORTH BERGEN, N.J.	07047	20.06	361.08
10404	13	4A	1043 WEST SIDE AVE.	HASKOPOULOS, PETER	126 HILLCREST PLACE	NORTH BERGEN, N.J.	07047	20.06	361.08
10404	14	4A	1041 WEST SIDE AVE.	HASKOPOULOS, PETER	1043 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	20.06	361.08
10501	31	4A	994 WEST SIDE AVE.	ALTAWHEED CENTER, INC.	984-990 WEST SIDE AVE.	JERSEY CITY, NJ	07306	28.83	518.94
11905	2	4A	263 SIP AVE.	VAN WAGENEN TERR.% ARK MANAGEMENT	2035 KENNEDY BLVD. #201	NORTH BERGEN, NJ	07047	90.92	1,636.56
11905	9	4A	941 WEST SIDE AVE.	BACCHUS, RAMZAN CEDRIC	941 WEST SIDE AVE.	JERSEY CITY, NJ	07306	25.00	450.00
11905	16	4A	925-927 WEST SIDE AVE.	925-927 WESTSIDE AVE.RESUDENCE TRU.	155 ALBION ST.	PASSAIC, N.J.	07055	55.88	1,005.84

12001	1	4A	261 SIP AVE.	261 SIP AVE LLC	950 WEST SIDE AVE,C/O REX	JERSEY CITY, N.J.	07306	25.00	450.00
12001	45	4A	944 WEST SIDE AVE.	CRINCOLI, MICHELE & KELLEY, TREASHA	XX SETTEMBRE #39	VALLATA AVELLINI, ITALY	83059	50.00	900.00
12007	1	4A	117 STUYVESANT AVE.	TSIROGIANNIS, EURIPIDUS & CHRISANTHI	821 SIXTH STREET	SECAUCUS, N.J.	07094	60.00	1,080.00
13204	1	4A	870 WEST SIDE AVE.	DTV870, LLC.	16 STATION RD.	MORGANVILLE, NJ	07974	24.00	432.00
14705	1	4A	819 WEST SIDE AVE	JAMANDRE, LLC D.B.A. FIESTA GRILL	819 WEST SIDE AVENUE	JERSEY CITY, NJ	07306	58.46	1,052.28
14705	3	4A	811-813 WEST SIDE AV	VENIERO, SALVATORE & PAUL A.	809 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	40.04	720.72
14705	4	4A	809 WEST SIDE AVE.	VENIERO, SALVATORE & PAUL A.	809 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	20.02	360.36
14705	5	4A	807 WEST SIDE AVE.	VENIERO, SALVATORE & PAUL A.	809 WEST SIDE AVE.	JERSEY CITY, NJ	07306	20.02	360.36
14705	6	4A	805 WEST SIDE AVE.	801 WEST SIDE, LLC	2 WEXFORD COURT	WARREN, NJ	07059	20.02	360.36
14705	7	4A	801 WEST SIDE AVE.	801 WEST SIDE, LLC	2 WEXFORD COURT	WARREN, NJ	07059	40.04	720.72
14705	8	4A	799 WEST SIDE AVE.	SMS INVESTMENT ASSOCIATES II, LLC	2 WEXFORD COURT	WARREN, NJ	07059	20.04	360.72
14705	9	4A	795-797 WEST SIDE AVE.	BLACKMAN FAMILY LTD. PTNSHP.	85 LAUREL DR.	SPRINGFIELD, N.J.	07081	40.08	721.44
14705	10	4A	791-793 WEST SIDE AV	BLACKMAN FAMILY LTD. PTNSHP.	85 LAUREL DR.	SPRINGFIELD, N.J.	07081	40.08	721.44
14705	11	4A	789 WEST SIDE AVE.	PATEL, VIMAL & KANTABEN	789 WEST SIDE AVENUE	JERSEY CITY, NJ	07306	20.04	360.72
14705	12	4A	785 WEST SIDE AVE.	785 WEST SIDE ASSOCITATES	1879 MORRIS AVE	UNION, NJ	07083	40.08	721.44
14705	13	4A	783 WEST SIDE AVE.	EXXON CO NJ TNPKE DISTRICT	783 WEST SIDE AVE.	JERSEY CITY, NJ	07306	20.04	360.72
14705	14	4A	775 WEST SIDE AVE.	FLINN, JOHN R. % G&J INC	775 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	100.20	1,803.60
14801	32	4A	840 WEST SIDE AVE.	SAINT PETERS UNIVERSITY	2641 KENNEDY BLVD	JERSEY CITY, NJ	07306	28.00	504.00
14803	1	4A	810 WEST SIDE AVE.	JAMANDRE, LLC D.B.A. FIESTA GRILL	819 WEST SIDE AVENUE	JERSEY CITY, NJ	07306	25.00	450.00
14803	2	4A	919 MONTGOMERY ST.	GUJAR BROTHERS, %POWER TEST REALTY	TWO JERICHO PLAZA W-C#110	JERICHO, NY	11753	122.63	2,207.34
14803	74	4A	804 WEST SIDE AVE.	JAMANDRE, LLC D.B.A. FIESTA GRILL	819 WEST SIDE AVENUE	JERSEY CITY, NJ	07306	25.00	450.00
14803	75	4A	806 WEST SIDE AVE.	JAMANDRE, LLC D.B.A. FIESTA GRILL	819 WEST SIDE AVENUE	JERSEY CITY, NJ	07306	25.00	450.00
14803	76	4A	808 WEST SIDE AVE.	JAMANDRE, LLC D.B.A. FIESTA GRILL	819 WEST SIDE AVENUE	JERSEY CITY, NJ	07306	25.00	450.00
16102	6	4A	771 WEST SIDE AVE.	DUNCAN & WESTSIDE CRNR %R. KHAN	733 MONTGOMERY ST.	JERSEY CITY, NJ	07306	25.05	450.90
16102	7	4A	769 WEST SIDE AVE.	KANTZILIERIS, GEORGE & MARIA MAKOUDI-	59 FURNACE AVE	WANAQUE, NJ	07465	22.93	412.74
16102	8	4A	767 WEST SIDE AVE.	767 WESTSIDE AVE PROPERTY LLC	314 MAIN STREET	ORANGE, NJ	07050	22.17	399.06
16102	9	4A	765 WEST SIDE AVE.	HASHMI, IFTIKHAR & GHAZALA	200 FAIRVIEW AVE.	JERSEY CITY, N.J.	07304	20.05	360.90
16102	10	4A	759 WEST SIDE AVE.	T & A FOOD CORP.	565 NORDHOFF DRIVE	LEONIA, NEW JERSEY	07605	63.03	1,134.54
16102	11	4A	757 WEST SIDE AVE.	ARCE, CHRISTIAN	757 WESTSIDE AVE.	JERSEY CITY, NJ	07305	20.10	361.80
16102	12	4A	755 WEST SIDE AVE.	MOREIRA, MARIO A. & ANA C. & SOTO, J.	P.O. BOX 3109	JERSEY CITY, NJ	07303	25.06	451.08
16102	13	4A	753 WEST SIDE AVE.	GSY JERSEY CITY LLC	686A BROAD AVE.	RIDGEFIELD, N.J.	07657	30.01	540.18
16102	14	4A	749 WEST SIDE AVE.	749 WEST SIDE LLC	14 CHETWYND TERRACE	LIVINGSTON, NJ	07039	34.00	612.00
16102	15	4A	747 WEST SIDE AVE.	NGUYEN, KIM A.	747 WEST SIDE AVE.	JERSEY CITY, NJ	07306	24.23	436.14
16102	16	4A	745 WEST SIDE AVE.	MOHAMED, SAMI	2034 KENNEDY BLVD.	JERSEY CITY, NJ	07305	33.01	594.18

16102	17	4A	743 WEST SIDE AVE.	SOLIMAN, NAGUIB & TERESA	737 MONTGOMERY STREET	JERSEY CITY, NJ	07306	25.01	450.18
16102	18	4A	741 WEST SIDE AVE.	LIN, WAN ZHENG & LIU, AN JUN	741 WESTSIDE AVE.	JERSEY CITY, NJ	07306	25.01	450.18
16102	19	4A	737-9 WEST SIDE AVENUE	NENIM INC.	737-739 WEST SIDE AVENUE	JERSEY CITY, N.J.	07306	44.09	793.62
16102	20	4A	735 WEST SIDE AVE.	CONCEPCION, DANILO PULIDO	735 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	19.98	359.64
16102	21	4A	733A WEST SIDE AVE.	NAMS DEVELOPER, INC	682 HIGHWAY 440	JERSEY CITY, NJ	07304	19.94	358.92
16102	22	4A	733 WEST SIDE AVE.	NJUSL, LLC	573 POST LANE	SOMERSET, NJ	08873	20.03	360.54
16102	23	4A	731 WEST SIDE AVE.	DESAI, VIJAY S.	121 ST PAULS AVE.	JERSEY CITY, N.J.	07306	20.03	360.54
16301	1	4A	461 FAIRMOUNT AVE.	461 REALTY, LLC	776 WEST SIDE AVE.	JERSEY CITY, NJ	07306	34.81	626.58
16301	62	4A	770 WEST SIDE AVE.	BORZAK PROPERTIES, INC.	770 WEST SIDE AVE.	JERSEY CITY, NJ	07306	25.05	450.90
16301	63	4A	772-774 WEST SIDE AVE	YJN, LLC	254-08 58 AVE.	LITTLE NECK, NY	11362	41.35	744.30
16301	64	4A	776-8 WEST SIDE AVE.	BLACKMAN FAMILY LTD. PTNSHP.	85 LAUREL DR	SPRINGFIELD, N J	07081	55.20	993.60
16301	65	4A	784-8 WEST SIDE AVE.	B.E. ASSOCIATES, INC.	776 WEST SIDE AVE.	JERSEY CITY, NJ	07306	88.00	1,584.00
16302	1	4A	766 WEST SIDE AVE.	ECAL, JOSE B.& ZENAJDA	768 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	28.60	514.80
16302	63	4A	740 WEST SIDE AVE.	740 WSA LLC	740 WEST SIDE AVE.	JERSEY CITY, NJ	07304	32.00	576.00
16302	64	4A	744 WEST SIDE AVE.	FATHALLA, ADEL M	12 NEPTUNE PLACE	COLONIA, NJ	07067	25.00	450.00
16302	65	4A	748 WEST SIDE AVE.	746-748 WSA LLC	354 WEST SIDE AVE.	JERSEY CITY, N.J.	07305	63.86	1,149.48
16302	69	4A	762 WEST SIDE AVE.	GERGES, MAKRAM	456 FAIRMOUNT AVE	JERSEY CITY, NJ	07306	22.90	412.20
16302	70	4A	760 WEST SIDE AVE.	ANDO REAL ESTATE LLC	760 WEST SIDE AVENUE	JERSEY CITY, NEW JERSEY	07304	27.16	488.88
16401	1	4A	738 WEST SIDE AVE.	ASIAN REALTY, LLC C/O CHOUDHRY, SAIF	109 A STORMS AVENUE	JERSEY CITY, NJ	07306	25.50	459.00
16401	69	4A	716 WEST SIDE AVE.	VILLACIS, GALO & LIDA	262 JEWETT AVE.	JERSEY CITY, N.J.	07304	26.08	469.44
16401	70	4A	718 WEST SIDE AVE.	718 BWEST SIDE AVE LLC	718 WEST SIDE AVE	JERSEY CITY, NJ	07306	20.00	360.00
16401	71	4A	720 WEST SIDE AVE.	REZK, MERVAT	53 BRIARHILL RD.	CEDAR GROVE, NJ	07009	20.00	360.00
16401	72	4A	722 WEST SIDE AVE.	722 WESTSIDE AVE., LLC	337 EVON PL	MORGANVILLE, NJ	07751	20.00	360.00
16401	73	4A	724 WEST SIDE AVE.	724 WESTSIDE AVENUE, LLC	14 TYSLEY STREET	BERNARDSVILLE, NJ	07924	20.00	360.00
16401	74	4A	726 WEST SIDE AVE.	ELBOGHADY, MOHAMED	938 KENNEDY BLVD.	BAYONNE, NJ	07002	20.00	360.00
16401	75	4A	726A WEST SIDE AVE.	DSZ REALTY, L.L.C.	117 GARRISON AVE.	JERSEY CITY, N.J.	07306	20.00	360.00
16401	76	4A	728 WEST SIDE AVE.	VLAHAKIS, NICHOLAS & CATHERINE	743 1/2 BERGEN AVE.	JERSEY CITY, N J	07306	20.00	360.00
16401	77	4A	730 WEST SIDE AVE.	GJENASHAJ, KUJTIM	730 WESTSIDE AVE.	JERSEY CITY, NJ	07306	20.00	360.00
16401	78	4A	732 WEST SIDE AVE.	FATHALLA, KHALED	732 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	20.00	360.00
16401	79	4A	734 WEST SIDE AVE.	GERALDO, JOSE CARLOS	141 OAKWOOD ROAD	KEARNY, NEW JERSEY	07032	20.00	360.00
16401	80	4A	736 WEST SIDE AVE.	GERALDO, JOSE CARLOS	141 OAKWOOD ROAD	KEARNY, NEW JERSEY	07032	20.00	360.00
17601	2	4A	151 KENSINGTON AVE	HALMAR INTERNATIONAL, LLC	151 KENSINGTON AVE	JERSEY CITY, N.J.	07304	27.00	486.00
18102	2	4A	967 COMMUNIPAW AVE.	DIFEO HOLDINGS LTD. PRNTNS%W. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	190.00	3,420.00
18102	3	4A	965.5 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, N.J.	08527	25.19	453.42

18102	4	4A	965 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	25.18	453.24
18102	6	4A	961 COMMUNIPAW AVENUE	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	50.38	906.84
18102	7	4A	959 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	25.18	453.24
18102	8	4A	957 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC. %W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	25.19	453.42
18102	10	4A	955 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN.	4 SAWGRASS STREET	JACKSON,N.J.	08527	25.19	453.42
18102	11	4A	953 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	25.19	453.42
18102	12	4A	951 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	25.19	453.42
18102	13	4A	949 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.C/O W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	25.00	450.00
18102	15	4A	945 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	50.37	906.66
18102	16	4A	941 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	50.38	906.84
18102	17	4A	939 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	25.19	453.42
18102	20	4A	933 COMMUNIPAW AVENUE	J. & S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08257	75.00	1,350.00
18102	21	4A	927-931 COMMUNIPAW AV	J. & S. EQUITY ASSOC.%W.R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	75.57	1,360.26
18102	22	4A	923 COMMUNIPAW AVE.	J.S EQUITY ASSOC.,% W. R. CLEVEN	4 SAWGRASS STREET	JACKSON,N.J.	08527	50.37	906.66
18102	23	4A	915-917 COMMUNIPAW AV	DIFEO HOLDINGS LTD. PRTNS%W. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	100.00	1,800.00
18102	25	4A	909 COMMUNIPAW AVE.	DIFEO HOLDINGS LTD. PRTNS%W. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	25.19	453.42
18102	26	4A	907 COMMUNIPAW AVE.	J. & S.EQUITY ASSOC.%W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	25.19	453.42
18102	27	4A	903 COMMUNIPAW AVE.	J. & S.EQUITY ASSOC.%W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	50.00	900.00
18102	37	4A	911-913 COMMUNIPAW AV	DIFEO HOLDINGS LTD. PRTNS%W. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	50.38	906.84
18201	13	4A	888 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.C/O W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	95.80	1,724.40
18201	14	4A	896 COMMUNIPAW AVE.	J. & S. EQUITY ASSOC.C/O W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	100.76	1,813.68
18202	11	4A	870 COMMUNIPAW AVE.	L & H REALTY GROUP INC	870-878 COMMUNIPAW AVE	JERSEY CITY, NJ	07304	75.48	1,358.64
18202	12	4A	872 COMMUNIPAW AVE.	L & H REALTY GROUP INC.	870-878 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304	25.01	450.18
18202	13	4A	874 COMMUNIPAW AVE.	L & H REALTY GROUP INC.	870-878 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304	25.05	450.90
18202	14	4A	878 COMMUNIPAW AVE.	L & H REALTY GROUP INC.	870-878 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304	75.03	1,350.54
18203	9	4A	848 COMMUNIPAW AVE.	WALSH, ELIZABETH	62 LONDONBERRY DR	HOLMDEL, NJ	07733	75.00	1,350.00
18203	11	4A	858 COMMUNIPAW AVE.	854 COMMUNIPAW ENTERPRISES, L.L.C.	271 WEST DRIVE	PARAMUS, N.J.	07652	25.01	450.18
18203	12	4A	860 COMMUNIPAW AVE.	854 COMMUNIPAW ENTERPRISES, L.L.C.	271 WEST DRIVE	PARAMUS, N.J.	07652	25.01	450.18
18203	13	4A	862 COMMUNIPAW AVE.	854 COMMUNIPAW ENTERPRISES	271 WEST DRIVE	PARAMUS, N.J.	07652	25.01	450.18
18204	11	4A	826 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 THOMAS DRIVE	PALM BEACH GARDENS, I	33418	25.01	450.18
18204	12	4A	828 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 ST.THOMAS DRIVE	PALM BEACH GARDENS, I	33418	25.26	454.68
18204	13	4A	830 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 ST.THOMAS DRIVE	PALM BEACH GARDENS,F	33418	74.78	1,346.04
18204	16	4A	840 COMMUNIPAW AVE.	840 NANA LLC	39 CORBIN AVENUE	JERSEY CITY, NJ	07306	25.01	450.18
18205	5	4A	605-7 WEST SIDE AVE.	JOB, LLC	605-607 WEST SIDE AVENUE	JERSEY CITY, NEW JERSEY	07305	53.67	966.06

18205	6	4A	601-3 WEST SIDE AVE.	JO8, LLC	601-603 WESTSIDE AVENUE	JERSEY CITY, NEW JERSEY	07305	46.33	833.94
18205	7	4A	599 WEST SIDE AVE.	PEREZ, TRICIA	599 WEST SIDE AVE.	JERSEY CITY, NJ	07304	25.00	450.00
18205	8	4A	597 WEST SIDE AVE	597 WESTSIDE, LLC	597 WESTSIDE AVENUE	JERSEY CITY, NJ	07306	25.00	450.00
18205	10	4A	816 COMMUNIPAW AVE.	MYRNA GIGI REALTY, LLC	223 BENNETT ST	STATEN ISLAND, NY	10312	25.02	450.36
18206	1	4A	889 COMMUNIPAW AVE.	MCDONALD'S CORPORATION	ONE MCDONALD'S PLAZA	OAK BROOK, IL	60523	225.00	4,050.00
18206	2	4A	883 COMMUNIPAW AVE.	MCDONALD'S CORPORATION	ONE MCDONALD'S PLAZA	OAK BROOK, IL	60523	25.01	450.18
18206	3	4A	881 COMMUNIPAW AVE.	881 COMMUNIPAW AVE., LLC.	148 20TH ST.	BROOKLYN, N.Y.	11232	25.01	450.18
18206	4	4A	879 COMMUNIPAW AVE.	881 COMMUNIPAW AVE., LLC.	148 20TH STREET	BROOKLYN, N.Y.	11232	25.01	450.18
18206	5	4A	877 COMMUNIPAW AVE.	873 COMMUNIPAW RV, LLC	1185 MORRIS AVE., #205	UNION, NJ	07083	25.01	450.18
18206	6	4A	875 COMMUNIPAW AVE.	873 COMMUNIPAW RV, LLC	1185 MORRIS AVE., #205	UNION, NJ	07083	25.01	450.18
18206	7	4A	869 COMMUNIPAW AVENUE	873 COMMUNIPAW RV, LLC	1185 MORRIS AVE., #205	UNION, NJ	07083	100.00	1,800.00
18206	8	4A	859 COMMUNIPAW AVE.	J.I. HASS CO., INC.	P.O. BOX 1635	OWENSBORO, KENTUCKY	42302	150.36	2,706.48
18206	9	4A	853 COMMUNIPAW AVE.	J.I. HASS CO. INC.	P.O. BOX 1635	OWENSBORO, KY	42302	25.01	450.18
18206	11	4A	847 COMMUNIPAW AVE.	DEVI MA COMMUNIPAW, L.L.C.,	2449 KENNEDY BLVD.	JERSEY CITY, N.J.	07304	50.04	900.72
18206	13	4A	845 COMMUNIPAW AVE.	J.S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, N.J.	08527	25.01	450.18
18206	14	4A	843 COMMUNIPAW AVE.	J.& S. EQUITY ASSOC.C/O W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	25.01	450.18
18206	15	4A	841 COMMUNIPAW AVE.	J.& S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, N.J.	08527	25.01	450.18
18206	16	4A	835-839 COMMUNIPAW AV	1519 TYSON LANE, LLC	73 WILLIAMS AVE., # 4	JERSEY CITY, NJ	07304	75.03	1,350.54
18206	17	4A	825-833 COMMUNIPAW AV	J.& S. EQUITY ASSOC.C/O W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, NJ	08527	125.10	2,251.80
18206	18	4A	823 COMMUNIPAW AVENUE	J.& S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, N.J.	08527	44.99	809.82
18206	19	4A	813-819 COMMUNIPAW AV	J.& S. EQUITY ASSOC.% W.R. CLEVEN	4 SAWGRASS STREET	JACKSON, N.J.	08527	110.82	1,994.76
18206	20	4A	585 WEST SIDE AVE.	HYDER, ZAHID I.	585 WEST SIDE AVE	JERSEY CITY, N.J.	07304	19.84	357.12
18206	21	4A	583 WEST SIDE AVE.	583 WEST SIDE LLC.	583 WEST SIDE AVE.	JERSEY CITY, NJ	07304	19.24	346.32
18206	22	4A	581 WEST SIDE AVE.	LIN, FANG	98 GARRISON AVE	JERSEY CITY, NJ	07306	19.52	351.36
18206	23	4A	579 WEST SIDE AVE.	JANKIEWICZ, STANISLAW & MICHALINA	579 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	19.30	347.40
18206	24	4A	577 WEST SIDE AVE.	COURTNEY, ANTHONY & KATHLEEN & JOHN	577 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	19.44	349.92
18206	25	4A	575 WEST SIDE AVE.	COURTNEY, ANTHONY JOHN	575 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	20.58	370.44
18206	26	4A	573 WEST SIDE AVE.	COURTNEY, JOHN & ANTHONY	575 WEST SIDE AVE	JERSEY CITY, N J	07306	31.00	558.00
18206	28	4A	569 WEST SIDE AVE.	WEST SIDE REALTY HOLDINGS LLC.	1274 49TH ST #491	BROOKLYN, NY	11219	31.00	558.00
18206	29	4A	567 WEST SIDE AVE.	GUPTA, URMILA & SANJAY	2449 KENNEDY BLVD.	JERSEY CITY, N.J.	07304	20.00	360.00
18206	30	4A	565 WEST SIDE AVE.	565 WEST SIDE L.L.C.	365 EGE AVENUE	JERSEY CITY, NJ	07304	30.00	540.00
18301	39	4A	2395 KENNEDY BOULEVARD	TONLEY ENTERPRISES, LLC %WALGREEN	P.O. BOX 1159	DEERFIELD, IL	60015	123.50	2,223.00
18301	40	4A	748 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 ST. THOMAS DRIVE	PALM BEACH GARDENS, I	33418	75.00	1,350.00
18301	44	4A	756-758 COMMUNIPAW AV	TONLEY ENTERPRISES, L.L.C.	37 ST. THOMAS DRIVE	PALM BEACH GARDENS, I	33418	50.00	900.00

18301	45	4A	760 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 ST.THOMAS DRIVE	PALM BEACH GARDENS, I	33418	25.00	450.00
18301	46	4A	762 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 ST.THOMAS DRIVE	PALM BEACH GARDENS, I	33418	25.00	450.00
18301	63	4A	780 COMMUNIPAW AVE.	IRB HOLDINGS, L.L.C.	349 CATOR AVE.	JERSEY CITY, NJ	07305	25.00	450.00
18301	67	4A	792 COMMUNIPAW AVE.	LEBCHIR REALTY CORP% A. BINANI	198-08 MCLAUGHLIN AVE.	HOLLISWOOD, NY	11423	75.00	1,350.00
18301	68	4A	584 WEST SIDE AVE.	XIAO GUANG, LLC	800 COMMUNIPAW AVE.	JERSEY CITY, N.J.	07304	58.49	1,052.82
18301	69	4A	588 WEST SIDE AVE.	ACETI, HARRY & MARY ANN	7 BACORN RD.	FLEMINGTON, N.J.	08822	%	244.33
18301	69	4A	588 WEST SIDE AVE.	ACETI, HARRY & MARY ANN	7 BACORN RD.	FLEMINGTON, N.J.	08822	%	251.80
18301	69	4A	588 WEST SIDE AVE.	ZHENG, JIN FANG & LIN, XIAO YONG	1225 COLIDGE AVE.	UNION, NJ	07083	%	251.05
18301	70	4A	592 WEST SIDE AVE.	NGO, LAM & NGO KIEU H.	140 BATH AVE.	STATEN ISLAND, NY	10305	28.00	251.05
18302	1	4A	580-82 WEST SIDE AVE.	MARZOUK, MAGDA A.	38 REDWICK WAY	SOUTHRIVER, NJ	08882	50.00	900.00
18302	10	4A	779 COMMUNIPAW AVE.	WALSH, ELIZABETH	62 LONDONBERRY DR	HOLMDEL, NJ	07733	25.00	450.00
18302	11	4A	777 COMMUNIPAW AVE.	WALSH, ELIZABETH	62 LONDONBERRY DRIVE	HOLMDEL, NJ	07733	25.00	450.00
18302	12	4A	775 COMMUNIPAW AVE.	HASSAN, DAVOOD	131 KENSINGTON AVE.	JERSEY CITY, N.J.	07304	25.00	450.00
18302	13	4A	771 COMMUNIPAW AVENUE	BHAJAN, RAYMON	771 CUMMUNIPAW AVENUE	JERSEY CITY, NJ	07304	100.00	1,800.00
18302	20	4A	749 COMMUNIPAW AVENUE	MARTENS, DOREEN & WILLIAM ETALS	323 MANSFIELD AVE	SECAUCUS, NJ	07094	60.00	1,080.00
18302	23	4A	741 COMMUNIPAW AVE.	TONLEY ENTERPRISES, L.L.C.	37 ST.THOMAS DRIVE	PALM BEACH GARDENS, I	33418	80.00	1,440.00
18302	24	4A	739 COMMUNIPAW AVE.	NNN COMMUNIPAW LLC	13-15 WRIGHT AVE.	JERSEY CITY, NEW JERSEY	07306	40.00	720.00
18302	27	4A	2379 KENNEDY BLVD.	C O B GAS SERVICES INC	2379 KENNEDY BLVD	JERSEY CITY, NJ	07304	189.37	3,408.66
18302	62	4A	568 WEST SIDE AVE.	568 WEST SIDE AVE. LLC.	568 WEST SIDE AVE.	JERSEY CITY, NJ	07306	22.00	396.00
18302	63	4A	570 WEST SIDE AVE.	570 WESTSIDE AVENUE LLC	140 BATH AVE	STATEN ISLAND, NY	10305	22.53	405.54
18302	64	4A	572 WEST SIDE AVE.	HANWA PROPERTY LLC	1118 MANOR RD.	STATEN ISLAND, N.Y.	10314	22.53	405.54
18302	65	4A	574 WEST SIDE AVE.	BUENDIA AND WOYTOWICH, LLC	2E SUNBURY	SHAMOKIN, PA.	17872	22.53	405.54
18302	66	4A	576 WEST SIDE AVE.	YANG, AI YU	576 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	25.04	450.72
18302	67	4A	578 WEST SIDE AVE.	SIBUG, LORDES & JOSELITO	578 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	25.04	450.72
18303	1	4A	564-6 WEST SIDE AVE.	ROSARIO, J & A & E & G PADILLA	146 BOYD AVENUE	JERSEY CITY, NJ	07304	30.00	540.00
19201	45	4A	561 WEST SIDE AVE.	HARRISON ST. ASSOC.LLC,%BARRIOS,D.	6 KEATS RD	SHORT HILLS, NJ	07078	45.46	818.28
19201	46	4A	559 WEST SIDE AVE.	OWUSU, SOLOMON	559 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	30.05	540.90
19201	47	4A	555 WEST SIDE AVE.	SIYAM, FARAG & SALWA	565 NORDHOFF DR.	LEONIA, NJ	07605	41.62	749.16
19201	48	4A	553 WEST SIDE AVE.	CHEN, HUI & HE, SHENG LAN	407 E FREEHOLD RD	FREEHOLD, NJ	07728	28.49	512.82
19201	49	4A	551 WEST SIDE AVE.	BAHADUR, RAJENDRA K.	185-187 EHE AVE	JERSEY CITY, NJ	07304	50.08	901.44
19202	49	4A	549 WEST SIDE AVE.	'FOO, PATRICIA	549 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	18.57	334.26
19202	50	4A	547 WEST SIDE AVE.	BAHADUR, TEER LAKSHMEE	11 RESERVOIR AVE.	JERSEY CITY, N.J.	07307	18.47	332.46
19202	51	4A	545 WEST SIDE AVE.	FLORENTINO, RICHARD	150 CLENDENNY AVENUE	JERSEY CITY, N.J.	07304	18.50	333.00
19202	52	4A	543 WEST SIDE AVE.	LEE, JOON HWAN	421 5TH ST. 2F	PALISADES PARK, N.J.	07650	19.06	343.08

19202	53	4A	539-541 WEST SIDE AVE.	HANNA, GEORGE	537 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	50.08	901.44
19202	54	4A	537-37B WEST SIDE AVE.	HANNA, GEORGE W.	537 WEST SIDE AVE.	JERSEY CITY, NJ	07304	37.50	675.00
19202	55	4A	533 WEST SIDE AVE.	HANNA, GEORGE	535A WEST SIDE AVE.	JERSEY CITY, N.J.	07304	38.90	700.20
19203	36	4A	531 WEST SIDE AVE.	PHUNG, LOANA & PHAM, BIEU	531 WEST SIDE AVENUE	JERSEY CITY, NJ	07305	38.00	684.00
19203	37	4A	525 WEST SIDE AVE.	HEIR, JEFFREY	525 WEST SIDE AVE.	JERSEY CITY, NJ	07304	50.70	912.60
19203	39	4A	WEST SIDE AVE.	513 BMK, LLC.	33 INDIGO DR.,#E1	OLD BRIDGE, NJ	08857	15.08	271.44
19203	40	4A	513-519 WEST SIDE AV	513 BMK, LLC.	33 INDIGO DR.,#E1	OLD BRIDGE, NJ	07304	98.51	1,773.18
19301	1	4A	562 WEST SIDE AVE.	PIZZARRO, OSCAR	562 WESTSIDE AVE.	JERSEY CITY, N.J.	07304	26.50	477.00
19301	65	4A	548 WEST SIDE AVE.	REX REALTY INC	950 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	30.58	550.44
19301	66	4A	550 WEST SIDE AVE.	REX REALTY INC	950 WEST SIDE AVE.	JERSEY CITY, N.J.	07306	30.35	546.30
19301	67	4A	552-4 WEST SIDE AVE.	ISMAIL, TARIQ	418 WEST SIDE AVENUE	JERSEY CITY, NJ	07305	40.07	721.26
19301	69	4A	538 WEST SIDE AVE.	TANTEO, RUBEN & MARIA	13 EVERETT STREET	JERSEY CITY, N.J.	07304	25.00	450.00
19301	70	4A	560 WEST SIDE AVE.	POON, BO & PIK-CHUN	259 NEPTUNE AVE.	JERSEY CITY, N.J.	07305	25.00	450.00
19302	1.01	4A	546 WEST SIDE AVE.	NAMS DEVELOPERS, INC	682 ROUTE 440	JERSEY CITY, NJ	07304	50.00	900.00
19302	71	4A	532 WEST SIDE AVE.	FOO, RICHARD & PATRICIA	359 MATAWAN RD.	MATAWAN, NJ	07747	25.83	464.94
19302	72	4A	534 WEST SIDE AVE.	FOO, PATRICIA & RICHARD G.	359 MATAWAN RD.	MATAWAN, NJ	07747	24.17	435.06
19302	73	4A	536 WEST SIDE AVE.	GERGUES, MORAD	536 WEST SIDE AVE.	JERSEY CITY, NJ	07304	33.21	597.78
19302	74	4A	538 WEST SIDE AVE.	HANNA, GEORGE	537 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	16.79	302.22
19302	75	4A	540 WEST SIDE AVE.	BURNS, JEAN	540 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	25.00	450.00
19302	76	4A	542 WEST SIDE AVE.	GUARINI, JR., JOHN J.	542 WEST SIDE AVE.	JERSEY CITY, NJ	07304	25.00	450.00
19303	1	4A	530 WEST SIDE AVE.	DACRUZ, JOHN A.	530 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	56.44	1,015.92
19303	69	4A	510 WEST SIDE AVE.	CANTADA, EDILBERTO	333 E. 93RD STREET,#1P	NEW YORK, NY	10128	25.63	461.34
19303	70	4A	512 WEST SIDE AVE.	CHEN, ZHEN	136 BOWERY ST., #508	NEW YORK, N.Y.	10013	20.00	360.00
19303	71	4A	514 WEST SIDE AVE.	514 WESTSIDE REALTY, LLC	514 WEST SIDE AVE.	JERSEY CITY, NJ	07305	20.00	360.00
19303	72	4A	516 WEST SIDE AVE.	MARMORA, JOSEPH P. JR. & MARY	32 CROSSGATE RD.	JERSEY CITY, NJ	07305	20.00	360.00
19303	73	4A	518 WEST SIDE AVE.	NGUYEN, CHARLIE & LANA PHAN	53 MONROE ST.	LITTLE FERRY, NJ	07643	20.00	360.00
19303	74	4A	520 WEST SIDE AVE.	CHEN'S WESTSIDE AVE. REALTY, LLC	186 VIRGINIA AVE.	JERSEY CITY, N.J.	07304	20.00	360.00
19303	75	4A	522 WEST SIDE AVE.	WH 522 WEST SIDE AVE LLC	2118 58TH ST.	BROOKLYN, NY	11204	20.00	360.00
20501	43	4A	511 WEST SIDE AVE.	ALL THAT HEAVEN WILL ALLOW, L.L.C.	53 HILLSIDE AVE.	BERKLEY HEIGHTS, N.J.	07922	22.00	396.00
20501	44	4A	509 WEST SIDE AVE.	RAMNAUTH, PARMESHWAR & PILAR	509 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	20.00	360.00
20501	45.01	4A	507 WEST SIDE AVE.	FARSAL, LLC	565 NORDHOFF DRIVE	LEONIA, NJ	07605	112.67	2,028.06
20501	48	4A	497 WEST SIDE AVE.	497 WEST SIDE LLC.	497 WEST SIDE AVE.	JERSEY CITY, NJ	07304	25.02	450.36
20502	43.01	4A	487 WEST SIDE AVE.	NEW GRAND CENTURY REALTY LLC	583 SCHAEFER AVE.	ORADELL, NJ	07649	100.07	1,801.26
20502	46	4A	483 WEST SIDE AVE.	FREY, CATHERINE	483 WEST SIDE AVE	JERSEY CITY, N.J.	07304	25.00	450.00

20502	47	4A	481 WEST SIDE AVE.	ANG, JEFFREY	45 RIVER DR.SQ.#2506	JERSEY CITY, NJ	07210	25.00	450.00
20502	48	4A	479 WEST SIDE AVE.	RAMOS, EMILIANO & ALUMNA TULDANES	479 WEST SIDE AVE.	JERSEY CITY, NJ	07304	14.00	252.00
20502	49	4A	477 WEST SIDE AVE.	MAASIN, DOMINADOR & ILUMINAEA	67 OXFORD AVE.	SADDLE BROOK, N.J.	07662	14.00	252.00
20502	50	4A	475 WEST SIDE AVE.	475 WEST SIDE AVE. ENTERPRISES, INC.	475 WEST SIDE AVE.	JERSEY CITY, NJ	07304	27.04	486.72
20503	44	4A	473 WEST SIDE AVE.	KIM, JING S.	481 UNDERCLIFF AVE.	EDGEWATER, NJ	07020	24.88	447.84
20503	45	4A	471 WEST SIDE AVE.	RACELIS, GREGORIO & NECITA	471 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	21.68	390.24
20503	46	4A	469 WEST SIDE AVE.	LEDDA, VIDAL	28 WESTLEY CT.	BAYONNE, NJ	07002	21.09	379.62
20503	47	4A	467 WEST SIDE AVE.	CRUZ, JOSE & CARELL, VENERACION, E	472 WEST SIDE AVE	JERSEY NCITY, NJ	07304	21.28	383.04
20503	48	4A	465 WEST SIDE AVE.	A. TRENN INC.	465 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	25.11	451.98
20503	49	4A	463 WEST SIDE AVE.	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ STE 602	JERSEY CITY, N.J.	07306	25.11	451.98
20503	50	4A	461 WEST SIDE AVE.	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	27.12	488.16
20503	51	4A	457-9 WEST SIDE AVE.	WEST BERGEN TR.CO.%TRUST CO. NJ	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	34.00	612.00
20601	1	4A	508 WEST SIDE AVE.	SERLES, SYLVESTER & CHAMPEN	508 WEST SIDE AVE.	JERSEY CITY, NJ	07304	32.00	576.00
20601	68	4A	482 WEST SIDE AVE.	J. CAP INC.	482 WEST SIDE AVE	JERSEY CITY, NJ	07304	21.10	379.80
20601	69	4A	484-486 WEST SIDE AVE.	DEV DADLANI, LLC % UTTAM DADLANI	20 BIRCH ST.	JERSEY CITY, NJ	07305	33.53	603.54
20601	70	4A	488 WEST SIDE AVE.	MEDINA, RENE M. & MILANITA R.	1028 MISSION STREET	SAN FRANCISCO, CA	94103	29.44	529.92
20601	71	4A	490 WEST SIDE AVE.	SCALIA, P.&E., BONETTI, A. & CAMPANILE, S	540 CENTER ST.	KENILWORTH, NJ	07033	24.00	432.00
20601	74	4A	500 WEST SIDE AVE.	PARK, SEONG SHIK	623A SHALER BLVD	RIDGEFIELD, NJ	07657	50.00	900.00
20601	75	4A	502 WEST SIDE AVE.	BONETTI, VINCENZO & LIVIA	1775 KENNEDY BLVD	JERSEY CITY, N.J.	07305	50.00	900.00
20601	76	4A	506 WEST SIDE AVE.	POON, CHUN WONG, CHUN LUNG & PO LAM	259 NEPTUNE AVE.	JERSEY CITY, NJ	07305	25.00	450.00
20602	1	4A	480 WEST SIDE AVE.	DEV DADLANI, LLC & DADLANI, UTTAM	20 BIRCH ST.	JERSEY CITY, NJ	07305	24.45	440.10
20602	75	4A	246 VIRGINIA AVE.	B & H REALTY 18, LLC	P.O. BOX 8058	PARAMUS, NJ	07653	37.35	672.30
20602	76	4A	456 WEST SIDE AVE.	VELA, RAMIR & ANITA	3 CASPER COURT	JERSEY CITY, N.J.	07305	25.41	457.38
20602	77	4A	458 WEST SIDE AVE.	VALENTINI, ANTONIO & ANGELINA	311 DANFORTH AVE	JERSEY CITY, NJ	07305	23.62	425.16
20602	78	4A	460 WEST SIDE AVE.	FRANSISCO, EDITHA B.	50 WILLIAMS STREET	JERSEY CITY, NJ	07304	26.89	484.02
20602	79	4A	462 WEST SIDE AVE.	462 WEST SIDE AVE., LLC	45 REINERS ROAD	LITTLE FALLS, N.J.	07424	25.06	451.08
20602	80	4A	464 WEST SIDE AVE.	WU, WEI MIN & SABRINA S. CHEN	464 WESTSIDE AVE.	JERSEY CITY, N.J.	07304	25.10	451.80
20602	81	4A	466 WEST SIDE AVE.	ZHANG, JU JIAO	179 WEST 53RD ST.#1ST FL.	BAYONNE, NJ	07002	24.90	448.20
20602	84	4A	472 WEST SIDE AVE.	VENERACION, EDWIN, CARREL & CRUZ, C.	472 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	26.50	477.00
20602	85	4A	474 WEST SIDE AVE.	RACELIS, GREGORIO & NECITA	471 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	20.00	360.00
20602	86	4A	476 WEST SIDE AVE.	ORIGENES, ESTELITA & TERESA	329 STEGMEN PIKWY.	JERSEY CITY, N.J.	07305	29.00	522.00
20602	87	4A	478 WEST SIDE AVE.	ROSARIO, JESUS & AIDA L.	146 BOYD AVENUE	JERSEY CITY, N.J.	07304	25.00	450.00
20801	38	4A	453-55 WEST SIDE AVE.	453 WEST SIDE AVE. CORP.	259 NEPTUNE AVE.	JERSEY CITY, N.J.	07305	38.08	685.44
20801	39	4A	451 WEST SIDE AVE.	453 WESTSIDE AVE. CORP.	259 NEPTUNE AVE.	JERSEY CITY, NJ	07305	31.00	558.00

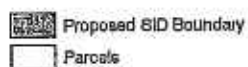
20801	40	4A	449 WEST SIDE AVE.	LUNN, MARISSA M.& CHENIER, JANICE	200 W. SHEARWATER CT #21	JERSEY CITY, N.J.	07305	31.55	567.90
20801	41	4A	447 WEST SIDE AVE.	K & R REALTY WESTSIDE, L.L.C.	110 GLEN EAGLES DRIVE	WATCHUNG, NJ	07069	23.00	414.00
20801	45	4A	441 WEST SIDE AVE.	DAVID, REYNALDO & EVELYN	441 WEST SIDE AVENUE	JERSEY CITY, N.J.	07304	19.40	349.20
20803	37	4A	407 WEST SIDE AVE.	407 REALTY, L.L.C.	PO BOX 24131	JERSEY CITY, NJ	07304	24.37	438.66
20803	40	4A	401 WEST SIDE AVE.	HARIKRISHIN, JENNIFER & KEVIN	9 BLEECKER ST #1	JERSEY CITY, NJ	07307	24.13	434.34
20901	61	4A	434 WEST SIDE AVE.	ALI, SABITREE & WAZEER	252 KEARNEY AVE.	JERSEY CITY, N.J.	07305	30.37	546.66
20901	62	4A	436 WEST SIDE AVE.	PERSAUD, HARRY C.	144 GREENVILLE AVE.	JERSEY CITY, NJ	07305	20.46	368.28
20901	63	4A	438 WEST SIDE AVE.	BENIGA, FREDERICK R.	20 LAUREL COURT	JERSEY CITY, N.J.	07302	25.42	457.56
20901	64	4A	440 WEST SIDE AVE.	MELISH, RICHARDS & ARLENE	440 WESTSIDE AVENUE	JERSEY CITY, N.J.	07304	22.45	404.10
20901	65	4A	442 WEST SIDE AVE.	TUBITO, ELIA & ANNA	442 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	27.63	497.34
20901	66	4A	444 WEST SIDE AVE.	DE FILIPPO, GARY	444 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	25.04	450.72
20901	67	4A	446 WEST SIDE AVE.	HAAB, LLC	446 WESTSIDE AVE.	JERSEY CITY, N.J.	07304	25.04	450.72
20902	28	4A	418 WEST SIDE AVE.	ISMAIL, TARIQ	418 WEST SIDE AVE.	JERSEY CITY, NJ	07305	21.95	395.10
20902	29	4A	420 WEST SIDE AVE.	HENNESSEY, DENNIS & LORRAINE	400 JEFFERSON ST	CARLSTADT, NJ	07072	22.04	396.72
20902	30	4A	422 WEST SIDE AVE.	TAWANDA JACKSON PROPERTIES LLC.	23 MAPLE AVE	W ORANGE, NJ	07052	25.40	457.20
20902	94	4A	396 WEST SIDE AVE.	SKWIAT, JOSEPH & PHYLLIS	396 WEST SIDE AVE.	JERSEY CITY, N.J.	07305	20.34	366.12
20902	95	4A	400 WEST SIDE AVE.	404 WEST SIDE LLC.	400 WEST SIDE AVE.	JERSEY CITY, NJ	07305	81.30	1,463.40
20902	99	4A	412 WEST SIDE AVE.	PERSAUD, SIMBHU	275 PRINCETON AVE.	JERSEY CITY, NJ	07305	20.34	366.12
21801	13	4A	389 WEST SIDE AVE.	BONETTI, VINCENT & LIVIA	1775 KENNEDY BLVD.	JERSEY CITY, NJ	07305	161.59	2,908.62
21802	17	4A	355 WEST SIDE AVE.	HABIB FAMILY TRUST	234 GRIFFITH ST.	JERSEY CITY, NJ	07307	25.18	453.24
21802	18	4A	353 WEST SIDE AVE.	VISTA CONCEPTS, LLC	26 BUCHANAN WAY	FLEMINGTON, NJ	08822	25.18	453.24
21802	19	4A	349 WEST SIDE AVENUE	BAMBOO PALACE INC.	3834 CARRELL BOULEVARD	OCEANSIDE, N.Y.	11572	50.36	906.48
21802	21	4A	345 WEST SIDE AVE.	BAMBOO PALACE INC.	3834 CARRELL BOULEVARD	OCEAN, N.Y.	11770	25.18	453.24
21802	22	4A	343 WEST SIDE AVE.	BAMBOO PALACE, INC	3834 CARREL BLVD.	OCEANSIDE, NY	11572	25.18	453.24
22101	18	4A	331 WEST SIDE AVE.	RPDP, L.L.C. % DAKSHA PATEL	4 TWIN LANE NW	WINTER HAVEN, FL	33881	103.18	1,857.24
22101	19	4A	325 WEST SIDE AVE.	CLAREMONT JERSEY CITY, LLC	1316 MADISON AVENUE	NEW YORK, N.Y.	10128	205.31	3,695.58
22102	23	4A	315 WEST SIDE AVE.	N & V DEVELOPERS, LLC	181 LINCOLN ST.	JERSEY CITY, NJ	07307	78.00	1,404.00
22102	25	4A	2 FISK ST.	305 WEST SIDE AVE URBAN RENEWAL, LLC	422 61ST ST.	WEST NEW YORK, NJ	07093	104.00	1,872.00
22202	1	4A	322 WEST SIDE AVENUE	MISS AMERICA REALTY	322 WEST SIDE AVE.	JERSEY CITY, N.J.	07305	77.78	1,400.04
22202	9	4A	352 WEST SIDE AVE.	352 WEST SIDE AVE, LLC.	2360 LAKEWOOD ROAD, STE#3	UNIT#245, TOMS RIVER, NJ	08755	30.04	540.72
22202	10	4A	354 WEST SIDE AVE.	354 WS, LLC.	42 LINCOLN AVE	EDISON, NJ	08837	30.04	540.72
22203	1	4A	356 WEST SIDE AVE.	SHLOK 2007 LLC.	356 WEST SIDE AVE.	JERSEY CITY, NJ	07305	28.54	513.72
22203	2	4A	358 WEST SIDE AVE.	358 WEST SIDE CORP.	42 LINCOLN AVENUE	EDISON, N.J.	08837	20.03	360.54
22203	5	4A	366 WEST SIDE AVE.	S.E. MANGAGEMENT, LLC	155 SECOND ST., 1ST FLOOR	JERSEY CITY, NJ	07302	68.26	1,228.68

22204	1	4A	346 CLAREMONT AVE.	STATE-OPERATED SCHOOL DISTRICT	346 CLAREMONT AVE.	JERSEY CITY, N.J.	07305	315.40	5,677.20
23801	1	4A	236 WEST SIDE AVE.	TWO-THIRTY SIX WEST SIDE CORP.	236 WEST SIDE AVE.	JERSEY CITY, N.J.	07305	99.60	1,792.80
23801	74	4A	222-232 WEST SIDE AVE.	222-232 WEST SIDE AVENUE, LLC	222-232 WEST SIDE AVENUE	JERSEY CITY, N.J.	07305	95.00	1,710.00
10501	24	4B	964 WEST SIDE AVE.	AKASH, L.L.C. % ASHRAF KHAN	154 CARLTON AVE.	JERSEY CITY, NJ	07306	83.19	1,497.42
11905	1	4B	271 SIP AVE.	MAA LALITA WESTSIDE LLC	271-277 SIP AVE	JERSEY CITY, NJ	07305	100.92	1,816.56
18203	10	4B	854 COMMUNIPAW AVE.	854 COMMUNIPAW ENTERPRISES, L.L.C.	271 WEST DRIVE	PARAMUS, NJ	07752	50.02	900.36
18205	9	4B	595 WEST SIDE AVE.	MIKE GIGI REALTY, LLC	223 BENNETT ST	STATEN ISLAND, NY	10312	113.99	2,051.82
18206	10	4B	851 COMMUNIPAW AVE.	J.J.HASS & CO.INC.	P.O BOX 1635	OWENSBOROUGH, KENT	42302	25.01	450.18
18301	60	4B	772 COMMUNIPAW AVE.	IRB HOLDINGS, L.L.C.	349 CATOR AVE.	JERSEY CITY, NJ	07305	76.30	1,373.40
18301	66	4B	790 COMMUNIPAW AVE.	KARAS, ZARIEF	28 SILVER STREET	BAYONNE, NJ	07002	50.00	900.00
18302	9	4B	781 COMMUNIPAW AVE.	WALSH, ELIZABETH	62 LONDONBERRY DR	HOLMDEL, NJ	07733	25.00	450.00
18302	26	4B	733 COMMUNIPAW AVENUE	STERNBERG, CHARLES	733 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304	49.00	882.00
20601	72	4B	492-496 WEST SIDE AVE.	SANDHU, MOHAMMED YUSAF	492-496 WEST SIDE AVE.	JERSEY CITY, N.J.	07304	60.73	1,093.14
22103	14	4B	277-97 WEST SIDE AVE	301 WEST SIDE AVE.	PO BOX 609	HILLSIDE, NJ	07205	208.00	3,744.00
9205	11	4C	1053 WEST SIDE AVE.	MATVALS ESTATES, LLC	98 WEST 29TH STREET	BAYONNE, NJ	07002	25.08	451.44
9205	12	4C	1051 WEST SIDE AVE.	KORCAK ENTERPRISES, L.L.C.	11 BISCAYNE DRIVE	RAMSEY, NJ	07446	25.08	451.44
10404	18	4C	1031 WEST SIDE AVE.	HASKOPOULOS, P & K	1031-1033 WESTSIDE AVE.	JERSEY CITY, NJ	07306	40.12	722.16
12001	32	4C	116 STUYVESANT AVE.	PAUL, HARJINDER	22 CHARLOTTE STREET	CARTERET, NJ	07008	33.36	600.48
12001	38	4C	926 WEST SIDE AVE.	926 WEST SIDE, LLC	76 E.CEDAR ST.	LIVINGSTON, NJ	07039	27.00	486.00
12001	43	4C	938 WEST SIDE AVE.	938 WEST SIDE AVENUE, L.L.C.	3163 KENNEDY BLVD.	JERSEY CITY, NJ	07306	25.00	450.00
12001	44	4C	940 WEST SIDE AVE.	938 WEST SIDE AVENUE, L.L.C.	3163 KENNEDY BLVD.	JERSEY CITY, N.J.	07306	25.00	450.00
13203	61	4C	168 HIGHLAND AVE.	B & B REALTY, CORP.	7 TOWER ROAD	MARTINSVILLE, NJ	08836	27.20	489.60
16402	1	4C	269 JEWETT AVE.	RAVCO LIMITED LIABILITY COMPANY	1 DUNCAN COURT	JERSEY CITY, N.J.	07306	97.65	1,757.70
16402	63	4C	154 KENSINGTON AVENUE	KENSTATES, L.L.C.	1 DUNCAN COURT	JERSEY CITY, N.J.	07306	50.00	900.00
18204	15	4C	838 COMMUNIPAW AVE.	838 COMMUNIPAW AVE., LLC	93 OXFORD AVE.	JERSEY CITY, NJ	07304	25.01	450.18
18206	27	4C	571 WEST SIDE AVE.	571 WEST SIDE AVE., LLC	4316 14TH AVE, POBOX#179	BROOKLYN, N.Y.	11219	31.00	558.00
18301	71	4C	594-6 WEST SIDE AVE.	APPLE, GOLDEN APPLE, GOLD HOLDINGS LL	P.O. BOX 647	FARMINGDALE, NJ	07727	50.00	900.00
18302	25	4C	737 COMMUNIPAW AVE.	737 COMMUNIPAW JC LLC.	15 AMERICA AVE., #STE301	LAKEWOOD, NJ	08701	30.02	540.36
21802	16	4C	357 WEST SIDE AVE.	LAFACE, LISA MARIE	11 BUTTERNUT CT	HACKETTSTOWN, NJ	07840	25.00	450.00
22801	1	4C	37 COLLEGE DR.	COLLEGE TOWERS APARTMENTS	37 COLLEGE DRIVE	JERSEY CITY, NJ	07305	772.00	13,896.00
								14389.26	259,500.91

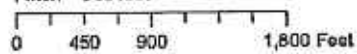


**WEST SIDE AVENUE
PROPOSED SID BOUNDARY**

AUGUST 29, 2018



1 inch = 900 feet



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 18-131
 TITLE: 3.D NOV 7 2018 4.A DEC 19 2018

Ordinance amending and supplementing Chapter 69 (Special Improvement Districts) implementing Article VII (West Side Avenue Special Improvement District) of the Jersey City Municipal Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 07 2018 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING DEC 19 2018 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>RIDLEY</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

BRUCE ALSTON
 SHAMOUN RAMRUP
 CHRIS GADSDEN
 IMTIAZ SYED
 BRIAN BALAHADIA
 HELEN CASTILLO
 BETTY BUENAVIAJE
 HENRY RACELIS
 DANN NYLES
 STEVEN KALCANIDES
 VENUS SMITH
 HELEN MARGETIS
 ANGEL FLORENTINO
 CHRIS BERNARDO
 DENNIS HENNESSEY
 JAKE GURGUS
 ELIS DE CROSE
 CHRISTINE BARRESI
 JESSICA HELLINGER
 JAMES MOORE
 DENNIS SEECHRAM
 RAJ BAHADUR
 SIMON SEFIN
 GINO FERULLI
 JEAN BURNS
 SCHOLASTICA OKOYE
 DAVID DIAZ
 VINCENTO BENNETO
 JODY DRENNAN
 JEANNE DALY
 SIMON YANG
 CHARLENE BURKE
 LIVIA BONETTI
 EDDIE AYESH
 KHEMRAT RAMCHAL
 PATRICK HAMBRECHT
 MIKE KULONSKI
 KRISHNA RAMSUNDAR

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE DEC 19 2018 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	ABSENT			LAVARRO, PRES.		✓	

✓ Indicates Vote

N.V.--Not Voting (Abstain)

NOV 07 2018

Adopted on first reading of the Council of Jersey City, N.J. on

DEC 19 2018

Adopted on second and final reading after hearing on

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **DEC 19 2018**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Date

DEC 19 2018

APPROVED:

Date

Steven M. Fulop, Mayor

DEC 21 2018

Date to Mayor

DEC 20 2018